

NORTH

SCALE: 1" = 20'

LEGEND

CATV CABLE TELEVISION
CB CATCH BASIN
EB ELECTRICAL BOX
FH FIRE HYDRANT
GM GAS METER
LP LIGHT POLE
MH MANHOLE
TB TELEPHONE BOX
WM WATER METER
WV WATER VALVE

—CATV— CABLE TELEVISION
—G— NATURAL GAS LINE
—P— ELECTRIC POWER LINE
—T— TELEPHONE LINE
—SD— STORM DRAIN
—SS— SANITARY SEWER
—W— WATER LINE

ZONING AND SETBACKS

THE SUBJECT PROPERTY IS ZONED "CS" COMMERCIAL, WITH BUILDING SETBACKS SUBJECT TO APPROVAL BY THE PLANNING COMMISSION, WITH A MINIMUM OF 15 FEET WHEN ADJOINING A RESIDENTIAL ZONE.

FLOOD BOUNDARY NOTE

THE SUBJECT PROPERTY LIES WITHIN A COMMUNITY NOT CURRENTLY PARTICIPATING IN THE NATIONAL FLOOD INSURANCE PROGRAM. THE SALT LAKE CITY OFFICE OF H.U.D. DOES NOT HAVE ANY INFORMATION ON THE AVAILABILITY OF A FLOOD HAZARD BOUNDARY MAP FOR THIS COMMUNITY.

AREA

PARCEL 1: 28,182 SQUARE FEET OR 0.6470 ACRES.

COMMENTS

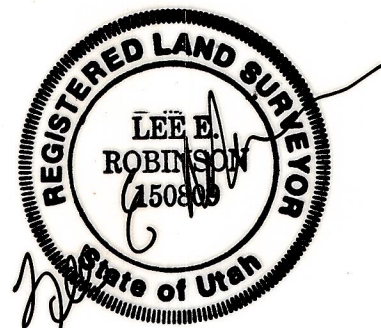
1. THIS SURVEY IS MADE AT THE INSTANCE OF MCDONALD'S CORPORATION FOR THEIR OWN USES AND PURPOSES.
2. THE BASIS OF BEARING IS DUE EAST BETWEEN FOUND MONUMENTS AT THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 15, T 2 S, R 1 W, USM.

SURVEYOR'S CERTIFICATE

I, LEE E. ROBINSON, HEREBY CERTIFY TO MCDONALD'S CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS MAP HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 19, 1994; THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION, AND THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1 THROUGH 11 OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN CLASS SURVEY.

DATE: MAY 27, 1994

LEE E. ROBINSON, RLS
UTAH REGISTRATION NO. 150809
SCHUCHERT & ASSOCIATES



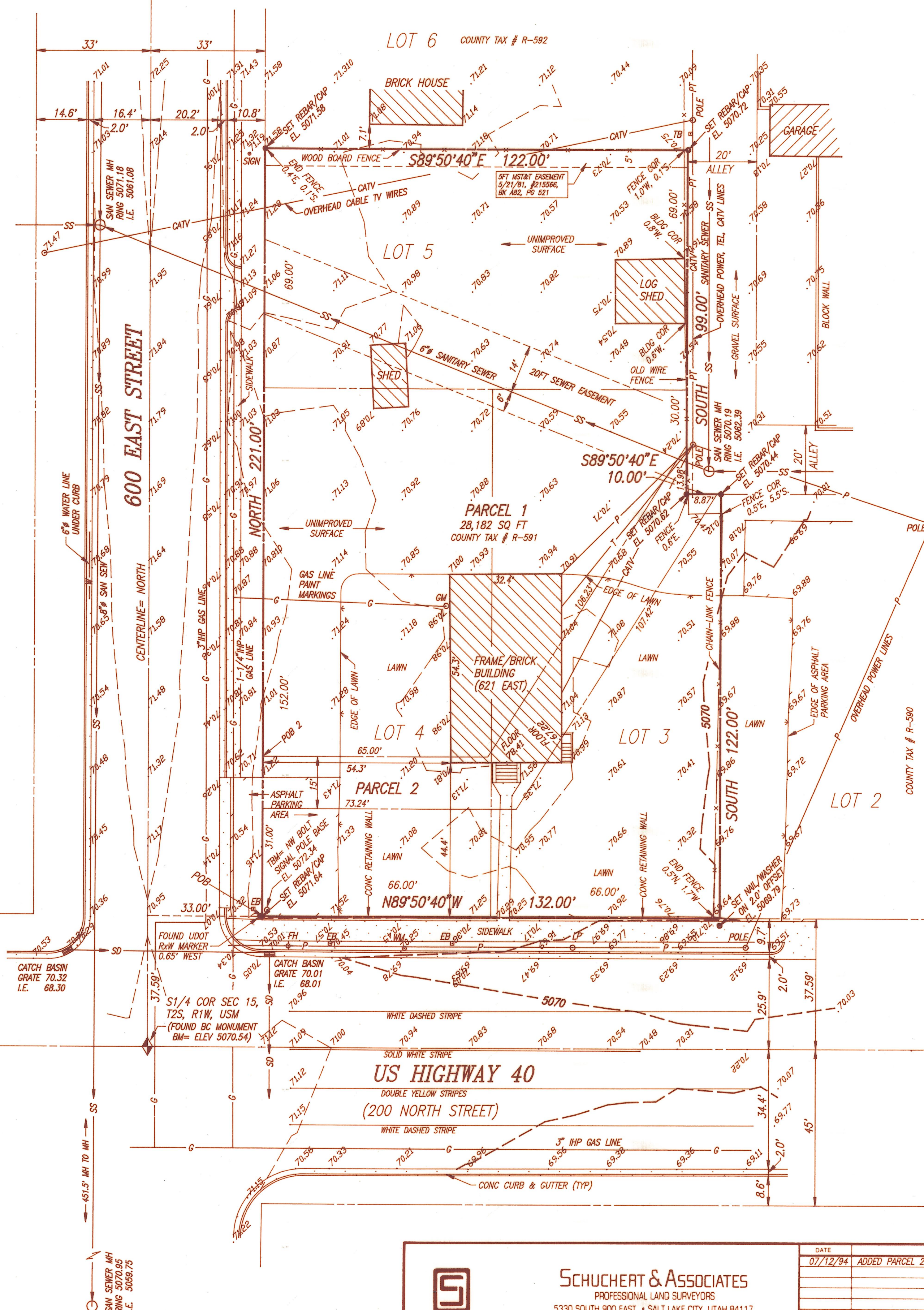
UTILITY ENTITIES

WATER AND SANITARY SEWER: CITY OF ROOSEVELT (801) 722-5001
NATURAL GAS: MOUNTAIN FUEL (801) 722-2521
ELECTRICITY: MOON LAKE ELECTRIC ASSOC. (801) 722-2448
TELEPHONE: US WEST COMMUNICATIONS (801) 237-4332

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, VERIFY WITH EACH UTILITY THEIR EXACT LOCATION ON THE GROUND.

BLOCK 1
ORSER SUBDIVISION
ROOSEVELT CITY, UTAH



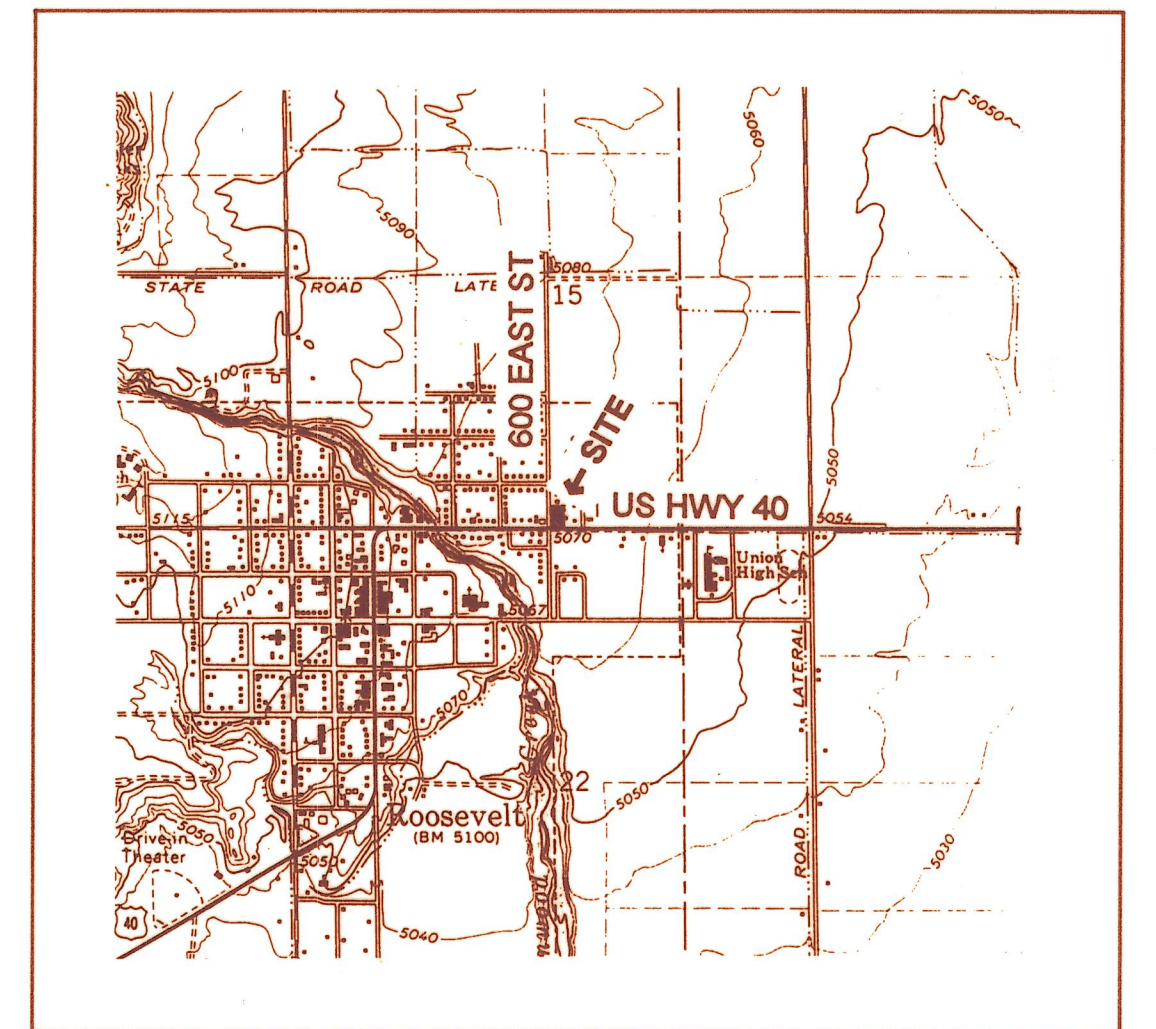
LEGAL DESCRIPTIONS

PARCEL 1

BEGINNING AT A SET REBAR AND CAP AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, ORSER SUBDIVISION, ROOSEVELT CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE OFFICE OF THE DUCHESNE COUNTY RECORDER, SAID POINT OF BEGINNING BEING NORTH 37.59 FEET AND S89°50'40"E 33.00 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL MERIDIAN, AND FROM WHICH MONUMENT THE FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS S89°50'40"E 2643.00 FEET (BASIS OF BEARING); THENCE NORTH 221.00 FEET TO A SET REBAR AND CAP AT THE NORTHWEST CORNER OF LOT 5, SAID ORSER SUBDIVISION; THENCE S89°50'40"E 122.00 FEET TO A SET REBAR AND CAP AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 99.00 FEET TO A SET REBAR AND CAP AT THE ALLEY CORNER OF LOT 3, SAID SUBDIVISION; THENCE S89°50'40"E 10.00 FEET TO A SET REBAR AND CAP AT THE NORTH CORNER OF LOTS 3 AND 2, SAID SUBDIVISION; THENCE SOUTH 122.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID SUBDIVISION; THENCE N89°50'40"W 132.00 FEET ALONG THE NORTH LINE OF U.S. HIGHWAY 40 TO THE POINT OF BEGINNING. CONTAINS 28,182 SQUARE FEET OR 0.6470 ACRE.

PARCEL 2

BEGINNING AT A POINT THAT IS NORTH ALONG THE LOT LINE 46.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, ORSER SUBDIVISION, ROOSEVELT CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE OFFICE OF THE DUCHESNE COUNTY RECORDER; THENCE EAST 65.00 FEET; THENCE N32°26'57"E 106.23 FEET TO A POINT ON THE EAST LINE OF LOT 3, SAID ORSER SUBDIVISION; THENCE SOUTH 13.98 FEET TO THE ALLEY CORNER OF SAID LOT 3; THENCE S89°50'40"E 8.87 FEET; THENCE S32°26'57"W 107.42 FEET; THENCE WEST 73.24 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 15.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2,577 SQUARE FEET OR 0.0592 ACRE.



VICINITY MAP

ROOSEVELT, UTAH



SCHUCHERT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
5330 SOUTH 900 EAST • SALT LAKE CITY, UTAH 84117
(801) 266-1118

DATE	REVISIONS	BY
07/12/94	ADDED PARCEL 2 PLUS EASEMENT FROM TITLE COMMITMENT	
DESIGNED	DRAWN	CHECKED

Duchesne County Surveyor File # 350

ALTA/ACSM LAND TITLE SURVEY
SE 1/4 SEC 15, T2S, R1W, U.S.M.
DUCHESNE COUNTY, UTAH

DATE 05/27/94
JOB NO 2638
SHEET 1

CLIENT MCDONALDS CORPORATION